

Bozeman Montana Land

FOR LEASE

**4 COMMERCIAL / LIGHT MANUFACTURING LOTS
LEWIS & CLARK COMMERCIAL CENTER**



Interstate Frontage & Easy Access from the 19th Ave. Exit

On-Site Utilities: City Sewer & Water, Phone and Fiber Optics

Zoning: M1 Light Manufacturing. Includes Commercial and Office Development.

Entryway Corridor Zoning Overlay.

Neighboring Retail Development, Office Buildings, Hotel, and Storage Facilities.

Call Us or Visit Our Website www.dnrc.mt.gov/leasing for more Information

See How Long Term Leasing Can Work for your Project!

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Leases are offered through a competitive Request for Proposal (RFP) Process.

Lewis & Clark Commercial Center

FOR LEASE

Interested Parties,

By the Enabling Act approved February 22, 1889, the Congress of the United States granted to the State of Montana, for common school support, sections 16 and 36 in every township within the State. The "Act" created "State School Trust Lands" and provided that rentals received on leased lands and all other actual income shall be available for the maintenance and support of such schools and institutions.

The Montana Department of Natural Resources and Conservation (DNRC) is currently offering the following Montana State School Trust Lands for lease. An RFP has been issued and can be viewed at www.dnrc.mt.gov/leasing.

Lewis & Clark Commercial Center, Bozeman, MT

| Lot Number | Acres | Square Feet |
|---------------|-------|-------------|
| Lot 2 Block 2 | 5.343 | 232,741 |
| Lot 3 Block 2 | 2.906 | 126,585 |
| Lot 4 Block 2 | 3.007 | 130,985 |
| Lot 5 Block 2 | 3.641 | 158,601 |

The Lewis and Clark Commerce Center is located within the city limits of Bozeman, Montana. It is adjacent to and entirely visible from Interstate 90, and located on Baxter Lane between the 7th Ave. and 19th Ave. interchanges. The property is level, and has no physical or environmental constraints to development. The property offers convenient access to municipal services, and to both I-90 interchanges. Infrastructure is available for all lots, including water, sewer, telephone and fiber optic.

Bozeman is the largest city in Gallatin County and generally serves as one of the primary commercial hubs for southwest Montana. County and state government offices and services are also concentrated in the Bozeman area. Bozeman is home to Montana State University, and is the gateway for the north and west entrances of Yellowstone Park. Commercial air service to the community is located at Gallatin Field in nearby Belgrade.

